130.0	0001	0006.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	2,488,200 / 2,488,200
					USE VALUE:	2,488,200 / 2,488,200
					ASSESSED:	2,488,200 / 2,488,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		ACADEMY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCKEE ANDREW O
Owner 2:	
Owner 3:	
Street 1:	30 ACADEMY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	WHITE PAUL E--ETAL -
Owner 2:	BERGSON EMILY A -
Street 1:	30 ACADEMY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 31,480 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1855, having primarily Clapboard Exterior and 4990 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	31480.000	1,131,200	11,200	1,345,800	2,488,200
Total Card	0.723	1,131,200	11,200	1,345,800	2,488,200
Total Parcel	0.723	1,131,200	11,200	1,345,800	2,488,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 498.68 | /Parcel: 498.6

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	83947
GIS Ref	
GIS Ref	
Insp Date	05/11/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 130.0-0001-0006.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	1,130,800	11200	31,480.	1,345,800	2,487,800	2,487,800	Year End Roll	12/18/2019
2019	101	FV	858,600	11600	31,480.	1,420,500	2,290,700	2,290,700	Year End Roll	1/3/2019
2018	101	FV	855,300	11600	31,480.	1,046,700	1,913,600	1,913,600	Year End Roll	12/20/2017
2017	101	FV	855,300	11600	31,480.	1,001,900	1,868,800	1,868,800	Year End Roll	1/3/2017
2016	101	FV	855,300	11600	31,480.	927,100	1,794,000	1,794,000	Year End	1/4/2016
2015	101	FV	795,900	11900	31,480.	777,600	1,585,400	1,585,400	Year End Roll	12/11/2014
2014	101	FV	795,900	11900	31,480.	759,600	1,567,400	1,567,400	Year End Roll	12/16/2013
2013	101	FV	795,900	11900	31,480.	723,700	1,531,500	1,531,500		12/13/2012

!10159!

PRINT

Date	Time
12/11/20	00:30:04

LAST REV

Date	Time
06/04/18	13:20:58
ekelly	
10159	

USER DEFINED

Prior Id # 1:	83947
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WHITE PAUL E--E	33462-304		8/16/2001		1,475,000	No	No		
REGAN WILLIAM H	22547-127		10/28/1992		420,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/5/2008	437	Det. Gar	44,000	C		G9	GR FY09	2 CAR GAR
11/30/2001	907	Addition	140,000	C		G4	GR FY04	8X17 ADD-REM KIT/B
10/27/1992	547		10,500	C				REM/KITCHEN ADD BA

ACTIVITY INFORMATION

Date	Result	By	Name
5/11/2018	Meas/Inspect	HS	Hanne S
5/11/2018	Meas/Inspect	HS	Hanne S
5/11/2018	Meas/Inspect	HS	Hanne S
11/18/2008	Meas/Inspect	197	PATRIOT
6/7/2001	Other Change	PM	Peter M
11/3/1999	Meas/Inspect	243	PATRIOT
3/15/1993		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		31480		Sq. Ft.	Site		0	90.	0.48	10			Access	-5					1,345,770						1,345,800	

Total AC/HA:	0.72268	Total SF/SM:	31480	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	1,345,770	Spl Credit		Total:	1,345,800				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	2 - Slate		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1855	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G5	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Excellent
A Kits:		Rating:	
Frpl:	4	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.89213073
Const Adj.:	1.05070293
Adj $ / SQ:	121.857
Other Features:	172748
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1185742
Depreciation:	54544
Depreciated Total:	1131198

COMMENTS

BK: 10007 PG: 156 643-7659 NO HEAT IN HST.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2001
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

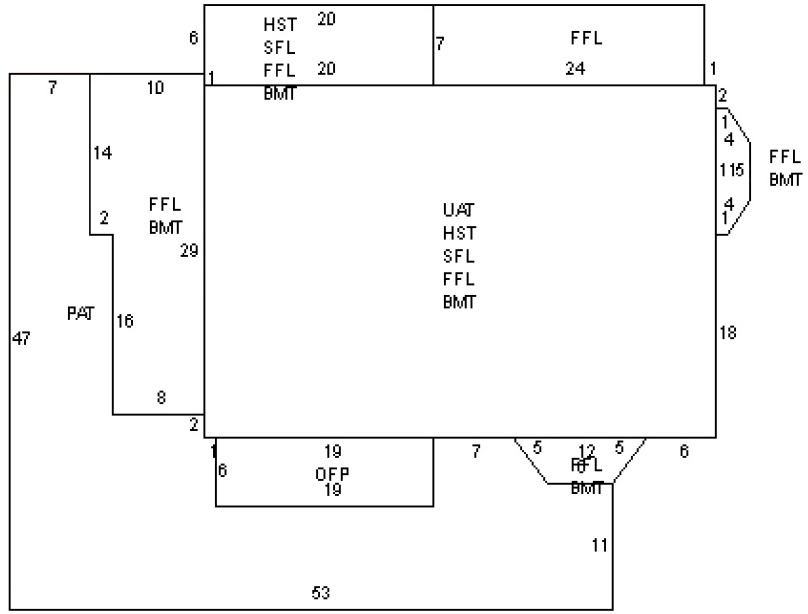
No Unit	RMS	BRS	FL
1	12	6	
Totals			
1	12	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	177.91
Special Features:	0	Val/Su Net:	149.00
Final Total:	1131200	Val/Su SzAd	260.86

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	2,034	121.860	247,858
BMT	Basement	1,866	46.990	87,674
SFL	Second Floor	1,535	121.860	187,051
PAT	Patio	927	2.790	2,586
HST	Half Story	768	121.860	93,526
UAT	Upper Attic	349	48.740	16,999
OFP	Open Porch	114	32.540	3,710
	Net Sketched Area:	7,592	Total:	639,404
Size Ad	4336.5	Gross Are	9406	FinArea 4990

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	35	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

130.0-0001-0006.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
4	Garage W/Lof	D	Y	1	24X24	A	AV	2008	21.27	T	8.8	101			11,200			11,200
2	Frame Shed	D	Y	1	13X16	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:	11,200	Total Special Featues:		Total:	11,200